



City of Norfolk

Office of the City Manager

Dir., Department of Planning & Community Development

July 18, 2006

To the Honorable Council
City of Norfolk, Virginia

Re: Zoning Ordinance Amendment & Street
Closure – Property located along the
eastern line of Shore Drive from Dunning
Road northward to the Shore Drive
Bridge & A portion of Wisteria Place

Ladies and Gentlemen:

- I. **Recommended Action:** Schedule public hearing.
- II. **Overview**

The existing site contains a variety of uses including a strip shopping center with a recently closed strip club and adult bookstore, a car wash, the Surf Rider restaurant, Taylor's Landing Marina, a boatel with indoor storage, boat sales, boat service and office space, marina recreation and retail sales.

The applicant has demolished the strip shopping center and car wash and redevelop the site into a mixed use district, to include the existing marina related uses plus additional office, commercial and retail as well as a mid-rise residential condominium development with covered parking on the first floor.

The property is currently zoned C-2 (Corridor Commercial), CZ-C-2 (Conditional Corridor Commercial) and R-11(Moderate Density Multiple-Family).

The applicant received a street closure of a portion of Wisteria Place, Bonita Lane and Porpoise Lane in June 2004 to facilitate the expansion of the existing marina which has been in operation since the 1980s. The applicant has since acquired additional property and is now requesting to close an additional portion of Wisteria Place to facilitate this redevelopment project.

III. Analysis

A. General

The General Plan designates this area as commercial/office, therefore a General Plan amendment is proposed to designate this area as mixed use.

The intent of the proposed regulations is to facilitate the development of a mixed use community with office, commercial, retail and residential. The Planned Development provides for the creation of a mixed use development as set forth in the proposed development standards in section 27-26, Taylor's Landing Planned Development (PD MU Taylor's Landing) of the City of Norfolk Zoning Ordinance, 1992, as amended.

B. Fiscal
N/A.

C. Environmental

This applicant has submitted his plans for review and approval by the Site Plan Review Committee which will include a review by our Bureau of Environmental Services.

D. Community Outreach/Notification

In accordance with the Norfolk City Charter and Virginia state law, a public hearing is required for this item. Notification for this item will be conducted through the City of Norfolk's agenda notification process.

IV. Board/Commission Action

By a 7 to 0 vote, the Planning Commission unanimously recommends approval of the street closure, General Plan amendment and the creation and implementation of the Taylor's Landing Planned Development (PD MU Taylor's Landing).

V. Conclusion

It is recommended that the City Council schedule a public hearing for this agenda item.

Respectfully submitted,


Regina V.K. Williams
City Manager